

CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

**Meeting of Thursday April 14, 2011
City Fire House 1404 Vallecito Road
Angels Camp, California**

CALL TO ORDER

The meeting was called to order by Chairman Gary Croletto at 6:01 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chair Croletto, Vice-Chair Griffin, and Commissioner Reesman

Commissioner Absent: Commissioner Rowe

Staff Present: Director of Planning & Building David Hanham, Deputy City
Clerk Jennifer Preston

APPROVAL OF MINUTES

1. Approval of the March 10, 2011 Planning Commission Minutes.

Page 3, 5th paragraph down, 3rd line down, "Title 17.69" should be "Chapter 17.69".
Page 4, under staff reports, 5th line down, after "(MSR)" add "for", and then add ", it will" after
"Wastewater" and then add "to" after "go".

**MOTION BY COMMISSIONER REESMAN AND DULY SECONDED BY CHAIR
CROLETTO AND CARRIED 2-0-1 WITH COMMISSIONER GRIFFIN ABSTAINING TO
APPROVE THE MARCH 10, 2011 PLANNING COMMISSION MEETING MINUTES AS
AMENDED.**

VERIFICATION OF RESOLUTIONS

None

PUBLIC COMMENTS

OPENED 6:04 P.M.

CLOSED 6:05 P.M.

COMMUNICATIONS AND PETITIONS

None

PUBLIC HEARING

2. Conditional Use Permit – Bunk House project located at 674 McCauley Ranch Road.

Planning Director Hanham presented the staff report and Resolution 2011-04.

PUBLIC HEARING OPENED: 6:23 pm

Mike Kristoff – General Manager of Greenhorn Creek (GHC) Resort.

Mr. Kristoff presented a modified slide show of what was presented in July 2010. GHC Resort has addressed some of the issues that were brought to their attention in July 2010. GHC Resort has taken the comments from the last meeting and tried to come up with a solution that will work for the Commissioners, the City of Angels, and for GHC Resort. The first major concern was the appearance of the modular buildings; those buildings have been removed totally from this site plan. The next concern was the phasing of the project or how long it would take to complete and that problem is removed also with the removal of the modular buildings. There was a concern about noise with this project, with any rental there will be some noise but they have reduced the number of people that will be able to rent the facility and have added a fence in hopes to contain some of the noise. Traffic flow was another issue that was discussed last time with the community not wanting the traffic coming off of Smith Flat Road, the community wanted the traffic to come off of McCauley Ranch Road. To address this issue a fence has been added across the road so that the renters would not be able to drive through to Smith Flat but would have to go in and out using McCauley Ranch Road, but Campora would still be able to go through there to fill up the propane tank. The goals of this project would be to increase golf rounds, utilize an existing building, provide additional amenities for members of GHC, improve the facility, attract more visitors, and to promote the Junior Golf Academy. The main reason for the Bunkhouse is so that GHC Resort Golf Course can remain competitive. The resort works with Worldmark and the Cottages but in the prime season between June through October, Worldmark is unavailable to the resort because they run at a 98% occupancy. The Bunkhouse is looking to book small groups of golfers such as a group of 8, because that would make 2 foursomes. The resort's target market is anyone that plays golf but mainly between the ages of 50-65. The Junior Academy is starting so families could come as a group and take golf lessons. There will be some landscaping across from the Bunkhouse to help with noise and line of sight. This facility would be pleasing to the guest because we would want them to return. The quality of GHC would still be represented in and outside of the building. The renters will have to sign a contract before arrival stating all the rules including the rule for noise after 10:00 pm. There is onsite management that is living in the cottages that will regulate what is happening at the Bunkhouse.

Buck Reed – Lives in the cottages and also will be booking in the guests for the Bunkhouse and is the marketing person for the resort.

Mr. Reed stated a large number of the cottages are rentals and he is one that is a full-time resident there and is fully aware of the impact that the rentals bring to the area. He has no objections to the Bunkhouse project as a person that owns property in the immediate vicinity. Most of the people that rent the cottages currently are 50+ years old, couples, men's groups, women's groups and wedding parties. Worldmark is fully rented during prime season for golfing, and the groups that rent from GHC want to stay at the resort and usually want to stay together and the Bunkhouse would be perfect for that. This project would give GHC resort an advantage over other golfing communities, because most places don't have something like the Bunkhouse that a whole group can rent.

George Fry – 308 Elderberry Lane

Mr. Fry asked about the 18 month time frame for the conditional use permit for the Bunkhouse.

Planning Director Hanham stated that it is standard for a conditional use permit to have a time frame of 18 months. This allows the commission to extend the permit yearly or however they would like to extend it. This gives the commission the opportunity to follow up on any problems or complaints and the commission could revoke the permit if they have the findings to do so.

Bob Menary – 312 Catalpa Lane

Mr. Menary stated that he is the chair of the GHC design review committee and the committee supports the Bunkhouse.

Sheri Smith – 277 Live Oak

Ms. Smith stated that she is in favor of the Bunkhouse.

Planning Director Hanham read into the record 3 different letters that were received after the agenda packets were sent out (see attachment 1).

PUBLIC HEARING CLOSED: 6:45pm

Commissioner Griffin stated that Mr. Kristoff has talked about having families stay at the Bunkhouse, will the resort have any accommodations for the children that are not golfing and their parents want to golf.

Mr. Kristoff stated that the families will be able to use the pool, tennis courts, etc. The renters will be able to use any of the GHC facilities.

Commissioner Griffin stated that she is also glad to see that the modular buildings are no longer going to be a part of this project.

Commissioner Reesman stated that she thinks it is a great project for Angels Camp and using the existing building is a good idea. She questioned if the gate that crosses the service road will be locked or not, and will the road be paved from McCauley Ranch road to the Bunkhouse. Did the resort ever have any public workshops or were the only public comments that the resort received from the July 2010 meeting. Commissioner Reesman stated that she believes you can not use an age restriction as a promise to the citizens to try and persuade them to like the project.

Mr. Kristoff stated that the gate will be locked and the resort will issue keys to Campora, police and the fire departments. The road is currently slurry sealed and the resort will be working with the Fire Marshall to make sure the road meets his requirements. The public comments that the resort received were all from the July 2010 meeting. The Bunkhouse will be open to any and all age groups.

Chair Croletto stated that on the Resolution, 6th paragraph down the date needs to be April 5, 2011. On the 2nd page of the Resolution, under findings the date should be April 5, 2011. Then under the adoption part of the Resolution, it should say “moved for adoption on April 14, 2011” and then “PASSED AND ADOPTED the 14th day of April 2011”. Chair Croletto asked if the City Engineer and the Fire Marshall got a chance to look at the new plans for the project.

Planning Director Hanham stated that they were verbal comments to staff that stated as long as they are not having the double wide trailers then the resort would not have to put in the additional water and sewer.

Chair Croletto stated that on the conditions of approval item 5 is struck out but it is on the drawings.

Mr. Kristoff stated that he would submit a new revised site plan with that item 5 not on the conditions of approval.

Chair Croletto stated on the conditions of approval under item 16 we need to strike out "The kitchen facilities shall only be in the Main Building." Leave the 2nd sentence alone for item 16. Under item 17 we need to add at the end of it "as well as shown at the Planning Commission meeting 4-14-11". Item 24 needs to be struck out. Item 31 needs to be changed to say "Final inspection and/or occupancy permit will not be issued without the completed City of Angels Planning Department conditions of approval sign off list".

MOTION BY COMMISSIONER REESMAN AND DULY SECONDED BY COMMISSIONER GRIFFIN AND CARRIED 3-0 TO APPROVE RESOLUTION 2011-04 A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN FOR PROJECT 2010-05, BUNKHOUSE AT GREENHORN CREEK LOCATED AT 674 MCCAULEY RANCH ROAD (APN 058-047-012) AS AMENDED.

3. Parcel Map – Parcel Split into two parcels at 307 Smith Flat Road.

Planning Director Hanham presented the staff report and Resolution 2011-05.

PUBLIC HEARING OPEN: 7:10 pm

Gene Deaver – Motherlode Engineering is representing the applicant.

Mr. Deaver stated that the applicant bought the first two lots and they wanted to build their house centrally between the two lots so they did a lot merger. Then the applicants bought the adjoining property and they were going to build a studio on that parcel. Since then the applicant's husband has passed away and now Ms. Wilson has no intention on building the studio and that is why she wants to do the lot split. The staff report states that the infrastructure has already been installed and it shall be verified prior to any building permit, but under the conditions of approval it states that separate water and sewer shall be provided for each parcel created by the parcel map. Mr. Deaver feels the comments are contradictory and he would like the conditions to say verify the water and sewer.

Bob Menary – 312 Catalpa Lane

Mr. Menary asked if there were public notices sent out to the surrounding area, because he did not receive a notice.

Planning Director Hanham replied that Mr. Menary's house is not within 300 feet the property that is being split.

PUBLIC HEARING CLOSED: 7:14 pm

Commissioner Griffin has no comment at this time.

Commissioner Reesman has no comment at this time.

Chair Croletto stated that he wanted to know if the City Engineer had reviewed this project.

Planning Director Hanham stated that the City Engineer did review the project and she had two comments concerning this project. The comments were all existing easements encumbering the property shall be shown on the parcel map and a five foot wide drainage easement on each side of the new property line for a total of 10 feet must be set forth and offered for dedication on the parcel map.

Chair Croletto stated that on the conditions of approval on item 2, delete the space between Parcel and Map. Item 3, delete “separate” and add “Verify”. Add Item 10 that states “Final inspection and/or occupancy permit will not be issued without the completed City of Angels Planning Department conditions of approval sign off list”.

MOTION BY COMMISSIONER GRIFFIN AND DULY SECONDED BY COMMISSIONER REESMAN AND CARRIED 3-0 TO APPROVE RESOLUTION 2011-05 A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR A TENTATIVE PARCEL MAP FOR SANDRA WILSON FOR THE CREATION OF 2 PARCELS (APN 058-062-029)

PLANNING COMMISSION MATTERS

4. Sign Permit – at 1142 S. Main Street for Flat Top Custom Carts.

Planning Director Hanham presented the staff report and Resolution 2011-06.

Chair Croletto stated that on the Resolution, 2nd paragraph, the date should be 14th day of April 2011. Under Now therefore be it resolved change “Farmers Insurance” to “Flat Top Custom Carts”. Under the conditions of approval, item 1, 1st line, delete “and photos” and on the last line change “photographs” to “drawings”. Under item 2, it should be “32 square feet”.

MOTION BY COMMISSIONER REESMAN AND DULY SECONDED BY COMMISSIONER GRIFFIN AND CARRIED 3-0 TO APPROVE THE RESOLUTION 2011-06 A RESOLUTION TO APPROVE A SIGN PERMIT IN THE HISTORIC DISTRICT FOR FLAT TOP CUSTOM CARTS.

5. Historical Plaque Placement in the Downtown.

Planning Director Hanham presented the staff report and Resolution 2011-07.

Commissioner Reesman stated on the staff report in the 2nd paragraph under analysis staff needs to reword the last sentence to state that there will be less sign placement options.

Chair Croletto stated that under analysis it states approximately 1 square foot and then under recommendation it states not to exceed 2 square feet, so we need to clarify what the sizes are.

Planning Director Hanham stated the plaques will be 12” x 14” in size.

Commissioner Griffin asked who would be inspecting the plaques prior and after the installation.

Planning Director Hanham stated that the Building Inspector would be inspecting them.

Commissioner Reesman stated that on the Resolution under now therefore be it resolved the date should be April 6, 2011 and then under passed and adopted the date should be 14th day of April 2011.

Chair Croletto stated that on the Resolution under now therefore be it resolved, item 1, add “by the building inspector” at the end of the sentence. Item 2, add “by the building inspector” at the end of the sentence. Item 3, insert “proposed” between “other” and “historical”. Under the conditions of approval item 1, add “by the building inspector” at the end of the sentence. Item 2, add “by the building inspector” at the end of the sentence. Item 3, insert “proposed” between “other” and “historical”.

PUBLIC COMMENTS OPENED: 7:40 pm

Anne Forrest – Angels Camp Business Association.

Ms. Forrest stated she brought a sample of the plaque for the commission to look at. Bob Menary is here tonight and he is the president of ACBA and Sheri Smith is also here, she is the vice-president of ACBA. Then a member of the community, Don Gifford will be doing the walking tours, and also Jon Bernasconi is here and he will be doing the installation of the plaques on the buildings. Ms. Forrest stated that there is also a proposed 30” x 36” sponsor’s plaque that will be going on the side of the building at 1211 South Main Street, facing Raspberry Lane. ACBA found out that Robin Williams is the artist that did all the sketches of downtown that is used on the walking tour map/brochure around 1974. The plaques will have pictures on them that will be dated back to the 1880’s.

PUBLIC COMMENTS CLOSED: 7:45 pm

MOTION BY COMMISSIONER REESMAN AND DULY SECONDED BY COMMISSIONER GRIFFIN AND CARRIED 3-0 TO APPROVE RESOLUTION 2011-07 A RESOLUTION FOR THE PLACEMENT OF HISTORICAL PLAQUES ON DOWNTOWN BUILDINGS AS AMENDED.

6. Bike Racks in the Downtown.

Planning Director Hanham presented the staff report and Resolution 2011-06.

Commissioner Griffin stated that she would like to see a little more detail of what it would look like once the racks were installed.

Commissioner Reesman stated that she loves the idea of bike racks downtown but she has a concern with the bike rack near the Vintage parking lot and she believes that someone will back into the bike rack with a vehicle because it is a very tight space.

Chair Croletto stated that he is a bike rider and would like to see bike racks in the downtown. He owns an inexpensive bike that cost about \$500 but there are some people that have bikes that cost \$4000. He would hate to see someone’s bike get run over. On Birds Way it might be a possibility to turn the bike rack 90 degrees to have more room. Maybe the bike rack could be put in the parking lot across the street.

Ms. Forrest stated that the space on Birds Way is private property and the owners have given a tentative approval to have the bike rack placed there. The owners of that building were looking at making the area from the garage out to the sidewalk a sitting area or a dinning area. She goes

into Vintage Realty also and she doesn't think there would be a problem with the bike rack there. The same goes for the loading zone area on Raspberry, it is private property also because she owns out to the middle of the street. The BLT thought about placing it over in the parking lot across from Birds Way, but it would take up one of the parking spaces and the BLT knows that parking is one of the largest complaints about downtown so that is why we didn't use that area.

Chair Croletto stated that if it is done on private property then you could place bollards or fencing to protect the bikes.

Ms. Forrest stated that the BLT also wants to place a sign there that states that you are parking at your own risk. The other idea that a subcommittee from the BLT thought about doing was to have original designs submitted so the bike racks would look like they fit downtown and not just using the standard bike rack that everyone has. The BLT would come back to the commission for approval of the material and the design of these bike racks.

Chair Croletto stated that we could approve the locations and then come back with the designs in the next meeting.

Commissioner Reesman stated that a road has to a minimum width to be two-way traffic.

Planning Director Hanham stated that we have City Standard's that dictate what a road has to be but Birds Way is a Legacy Street and 90 % of the roads don't meet the City Standard's that are considered Legacy Streets. Birds Way is a dead end road right now and as long as you have one lane that is anywhere from 10 feet to 15 feet it would be consistent with the other streets in the area.

Commissioner Reesman stated until the commission is able to see a drawing with measurements of the streets, parking at Vintage and where the racks will go she doesn't believe that the commission should approve this item.

Chair Croletto stated that the applicant should bring this item back to the next meeting with measurements and showing that the racks would work there and the bikes would be protected.

Ms. Forrest asked if the commission would be open to the rack being in the parking lot across the street from Birds Way and losing one space of parking.

Chair Croletto stated that the City owns the parking lot and he thinks that using a parking spot across the street would be the best place for the rack.

MOTION BY COMMISSIONER REESMAN AND DULY SECONDED BY COMMISSIONER GRIFFIN AND CARRIED 3-0 TO CONTINUE THIS ITEM TO THE MAY 12th PLANNING COMMISSION MEETING.

Planning Director Hanham asked if the Commission would consider moving Item 9 to Item 7.

MOTION BY COMMISSIONER REESMAN AND DULY SECONDED BY COMMISSIONER GRIFFIN AND CARRIED 3-0 TO MOVE ITEM 9 TO ITEM 7.

7. (Old #9) Sign in Historical District at 1211 S. Main Street Suite 130 for Farmers Insurance.

Planning Director Hanham presented the staff report and Resolution 2011-09.

Chair Croletto stated that on the Resolution under the 1st whereas, “one wall sign and hanging wall sign” should say “one wall sign and one hanging sign”. 2nd whereas the date needs to be 14th day of April 2011. Under now therefore be it resolved item 1, it should say City of Angels 2020 General Plan, and then under passed and adopted add “2011”. Under conditions of approval item 1, 2nd sentence, “sign” should be “signs” and delete “sq” for numbers in the parentheses. Question, were the book store signs ever permitted?

Planning Director Hanham stated that the book store does not have any permits for their signs and staff will be sending out a letter to notify business owners.

Commissioner Reesman stated that she is concerned about the total square footage when it comes to Ms. Forrest’s building because she still has open office spaces and if she rents them out the business owner won’t be able to put up signs or at least very big signs.

Ms. Forrest stated that she believed that the building owner had to sign the application before the sign permit could be brought to the commission and she did not sign this application for Laurel Jolliff. She did not know that she had planned for a wall sign and she doesn’t want any holes drilled into her building, the hanging sign is ok with her. The book store hung a wall sign on her building without her permission and she is not happy about it. She would like to have her building look better maybe with a group sign that can be changed when businesses come and go. She is not giving permission for any signs to be hung on her building.

Chair Croletto questioned Ms. Forrest about not signing the sign application because her signature is on the application.

Ms. Forrest stated that she did sign the application but she didn’t realize it was for a sign to be hung on the building itself. This was a miscommunication between Ms. Forrest and the tenant Laurel Jolliff. Ms. Forrest stated that she approves of the hanging signs and windows signs but not any sign that would be connected to the building.

Chair Croletto stated that his recommendation would be to do a building directory sign for the building.

Planning Director Hanham stated once the commission approves a group sign, as long as you just change the name plates the signs wouldn’t have to come back to the Planning Commission.

Commissioner Reesman stated that she senses this is new information to Laurel Jolliff and it would be better that Ms. Jolliff and Ms. Forrest can come to an agreement on what is best for both of them and then bring it back to the commission. Ms. Jolliff and Ms. Forrest agree.

Planning Director Hanham stated if the commission chooses, they can continue this item when the applicant is ready to bring it back, or the commission can just approve the hanging sign.

Chair Croletto stated that he believes it needs to go back to the owner and renter.

MOTION BY COMMISSIONER GRIFFIN AND DULY SECONDED BY COMMISSIONER REESMAN AND CARRIED 3-0 TO CONTINUE THIS ITEM UNTIL THE APPLICANT RESUBMITS THE NEW SIGN APPLICATION.

8. (Old #7) Zoning Ordinance Text Amendment – Review of Chapter 17.69 Off-Street Parking.

Planning Director Hanham presented the staff report.

Chair Croletto stated that staff needs to check for a Resolution of Intent for this item. On page 7 delete extra space after Medical Services – Hospitals. Page 8, Item C, indent the paragraphs and capitalize all City Council, and delete extra space in the seconded paragraph, 3rd line down after “fund”. Right above 17.69.060 there is a floating line that needs to be deleted. In 17.69.060, A, B, should all end with a period and in C delete “and” at the end and use a period there also. Page 13, H, needs to be tied with a Section that is correct. Page 20, C, 6, add at the end “with the exception of Highway 49”.

Planning Director Hanham stated that staff will bring this back to the next meeting one more time before we do a public hearing.

9. (Old #8) Zoning Ordinance Text Amendment – Review of Chapter 17.26 Historical Commercial.

Planning Director Hanham presented the staff report.

Planning Director Hanham stated that once we get to the public hearing stage of this staff will be sending out a 300 foot notice to everyone in and around the historic area.

Commissioner Griffin has no comment at this time.

Commissioner Reesman stated that she would like to read over this item again. She had a hard time understanding item 3 under analysis on the staff report.

Planning Director Hanham stated that the last word on item 3 should have been “time period” and not “grandfather”.

Chair Croletto stated that on page one staff needs to add under 17.26.010 the boundaries of the streets or parcels of the district. Need to change the second paragraph to state what the committee had agreed on. Page 2, 17.26.040, F, add a comma between “repair” and “flower shops”. 17.26.050 need to indent first line. Page 3, 17.26.060, 17.26.070, 17.26.080, 17.26.090, need to indent paragraphs. Page 4, 17.26.100, need to indent first line. Page 5, 17.26.110, 17.26.120, 17.26.130, 17.26.140, all need to be indented. Need to complete 17.26.150. Need to add all of 17.26.160, 17.26.170, 17.26.180, 17.26.190. Under 17.26.130, 2nd line down, change “mater” to “matter” and then on the 3rd line down add “written notice” between “give” and “of”. Staff needs to also add under 17.26.110 “d” to remove old signs after business moves out of the building.

10. Conditions of Approval of Sign Off Sheet.

Chair Croletto passed out an example of Conditions of Approval Sign Off List.(see attachment 2)

The discussion that followed was concerning that new projects be completely signed off on this list by the department heads before any final inspection or an occupancy permit be issued. Staff

will let the Building Department know that all of conditions of approval must be signed off before any final inspection is done by that department.

COMMITTEE REPORTS

11. **Joint City Council/Planning Commission Workshops – Chairman Croletto.**
Chair Croletto stated that there is nothing new to report at this time.
12. **Infrastructure Committee – Chairman Croletto**
Chair Croletto reported that the items talked about were the transfer permit, LAFCO, veterans pool, tree planting at Utica, animal shelter, traffic mitigation, sidewalk variance, sewer projects, contracts, LLD wet lands, water rate study and the sidewalk project.
13. **General Plan Implementation-Commissioner Rowe**
Commissioner Rowe emailed her notes about this item. (see attachment 3)
14. **BLT-Commissioner Rowe**
Commissioner Rowe emailed her notes about this item. (see attachment 3)
15. **Historical Committee**
Committee is no longer needed because staff has brought forward the new section to the Planning Commission to make final changes.

COMMISSIONER'S REPORTS

16. **Action List-Chair Croletto**
Commissioner Griffin questioned the windows and the sporting content of the Hybrid Soft Goods Store downtown.

Planning Director Hanham stated that staff will be going to business to business downtown and making sure the signage that they have is permitted and if the signs are not permitted they will have to submit a sign package to the Community Development Department.

Chair Croletto passed out the action list dated 4/13/2011. (see attachment 4)

STAFF REPORTS

Planning Director Hanham reported that the Gold Cliff Gold Mine project will be coming to the commission in June or July. The City Engineer has written a large letter with concerns about the project and there might be a possible rezone for this type of project. One of the problems with this agenda was that I received 5 of the items within a few days of the agenda going out to the commission. That is not going to happen anymore and it will delay some projects depending on when they submit their projects. The cut date for new projects to get on the next months agenda will be the Friday after the Planning Commission Meetings. This will include anyone including the BLT, ACBA and any other projects. As staff stated before we are going to be concentrating on signage downtown and staff will be mailing out a letter to all property owners of the downtown area to let them know about the sign process and if they don't have a permit for a sign then they need to submit one. We have not received any plans yet from the Mark Twain Clinic. Staff met with UPUD on the

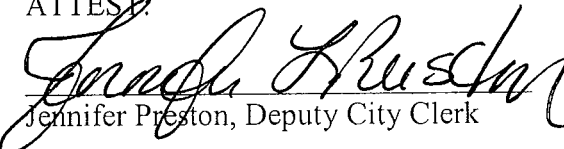
sphere of influence. UPUD doesn't want the City to in their sphere. With any future growth the City will be involved and that is what our MSR states.

MEETING WAS ADJOURNED AT 10:20 PM.



Gary Croletto, Chairman

ATTEST:



Jennifer Preston, Deputy City Clerk

Attachment 1

1

4/6/2011

City of Angels
572 Stanislaus Street Suite J
Angels Camp, Ca.\

RECEIVED

APR 12 2011

CITY OF ANGELS

Re: Project CUP 10.10
675 McCauley Ranch Road Greenhorn Creek

Received you public notice concerning this project. As a homeowner there with a lot within eye-sight of this "bunkhouse", I am concerned.

A few years ago, Greenhorn Creek opted out of the "stay and play" business and has outside company oversee this operation. Of course this means there is no "ON SITE" management of the rentals they call cottages. So very often the cottages get rented to quite large groups and there have been numerous problems that occurred during the evening and night hours, that entail permanent residents calling the Angels Camp Police.

So, now Greenhorn is going to try to lure more "male bonding" experiences, (doubt if many wives want to stay in a bunk-house), and again we are sure they expect Angels Camp Police to oversee this area more frequently and keep the rowdiness in check. Who is going to keep people out of the pond outside the door, off the course at night, or decide if it is a good time to go outside and have a 'smoke' next to the community propane tank.

This is ill conceived and not well thought out.

Project No: CUP 10.10
APN 058-047-012

RECEIVED

APR 12 2011

Community Development Department, **CITY OF ANGELS**

I have a few concerns regarding the application for the Greenhorn Creek bunkhouse. The property at 574 McCauley Ranch Road sits almost directly across from our cottage. We purchased this cottage to enjoy the peace and quiet that the area has to offer. Creating a place for 10 guests only suggests to me that there will be a great potential for parties and noise. The cottages at Greenhorn also have the option of joining a rental program. The new bunkhouse would only take away from the possible renters.



Teri Seright
781 Quartz Mine Court
Angels Camp, CA 95222

April 5, 2011

City of Angels Planning Department

We would like to see Greenhorn Creek be able to have the Golf excursions and to be able to use the bunkhouse for accommodations while visitors are here.

Sincerely

Gene and Sue Urquhart

RECEIVED
APR 08 2011
CITY OF ANGELS

Attachment 2

City of Angels Planning Department Conditions of Approval Sign Off List
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Resolution No. 2008-XXX

Date of Issue _____

Project No. 2007-XXX - Planned Development For Belvedere Hills Estates Project

Assessor's Parcel Number 057-xxx-000

Please initial the line next to Conditions inspected and approved by your department; sign and date the appropriate signature lines on the last page of this document.

_____ *Copy COA list from the Resolution and insert here with a initial line next to each condition.*

_____ ***Last Page*** _____

I have inspected and approved the above Conditions of Approval under my department's jurisdiction. Final Inspection and/or Occupancy Permit will not be issued without all Conditions initialed and signed off by the appropriate departments.

Planning Department: _____ Date _____

Building Department: _____ Date _____

City Engineer: _____ Date _____

Chief of Police: _____ Date _____

Fire Marshall: _____ Date _____

Public Works: _____ Date _____

Attachment 3

Jen

From: Wrenae Rowe [teacher_rowe@yahoo.com]
Sent: Wednesday, April 13, 2011 9:53 AM
To: Dave Hanham; Jen; Gary Croletto
Subject: report on committees

Please share the following in my absence on Thursday's Planning Commission Meeting:
For the BLT report, this month's meeting has been re-scheduled for Friday April 15.
Commissioners can email me if they would like the minutes of the March mtg. As you read
in the paper, there isn't agreement on how to use the "brand" on city stationery.

For the GPI committee, we need another commissioner. The BAE study is 20 years old and
VERY outdated, or historical, as it does not include Greenhorn Creek, Frog Jump Plaza, the
"industrial" area on Gun Club Road. Reading it has been both amusing and frustrating, as
it is so out of date.

I'm sorry to miss the meeting, I will be there in May.
Thank you,
Wrenae Rowe

Sent from my iPhone=

Attachment 4

4

4